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10 UNITED STATES DISTRICT COURT

11 DISTRICT OF NEVADA

12 U.S. BANK TRUST, N.A., AS TRUSTEE,
13 FOR LSF8 MASTER PARTICIPATION
TRUST,

Case No.: 3:18-cv-00480-HDM-CBC

14 Plaintiff,

15 v.
16 SUNRISE VILLAS CONDOMINIUM
17 HOMEOWNERS ASSOCIATION, a domestic
non-profit coop corporation without stock;
Does 1 through 10; and Roe Corporations 1
18 through 10,

19 Defendants.

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21 STIPULATION AND ORDER TO
EXTEND DEADLINE FOR SUNRISE
VILLAS CONDOMINIUM
HOMEOWNERS ASSOCIATION TO
RESPOND TO COMPLAINT

[Fourth Request]

22 **IT IS HEREBY STIPULATED** between Plaintiff, U.S. Bank Trust, N.A., as Trustee, for
23 LSF8 Master Participation Trust (“USB”), by and through its counsel, Wright, Finlay & Zak, LLP,
24 and Defendant, Sunrise Villas Condominium Homeowners Association (the “Association”), by
25 and through its counsel Leach Kern Gruchow Anderson Song, to extend the deadline for the
26 Association to answer or otherwise respond to USB’s Complaint up-to-and-including January 29,
27 2019.

1 USB filed its Complaint on or about October 8, 2018, and the Association was served on
2 or about October 16, 2018. USB and the Association (collectively referred to as the "Parties")
3 have filed three previous Stipulations and Orders to Extend Deadline for Sunrise Villas
4 Condominium Homeowners Association to Respond to Complaint ("SAO") on October 24, 2018
5 (see Doc# 6), on November 18, 2018 (see Doc# 8), and on December 10, 2018 (see Doc# 10).
6 The Court granted each of the above-referenced SAOs and entered the accompanying Orders on
7 October 25, 2018 (see Doc# 7), on November 27, 2018 (see Doc# 9), and on December 12, 2018
8 (see Doc# 11). Pursuant to the last Order Granting SAO (Doc# 11), the current deadline for the
9 Association to file its response to USB's Complaint is January 7, 2019.
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12 The Parties stipulate and agree to extend the deadline for the Association to answer or
13 otherwise respond to the Complaint through January 29, 2019. Settlement negotiations have been
14 continuing in good faith and offers have been made but due to the recent holiday season where
15 the parties and undersigned counsel were out of town, negotiations have been delayed more than
16 originally anticipated but have resumed and continue to proceed in good faith. The undersigned
17 are genuinely attempting to settle this matter without incurring further fees and costs to their
18 respective clients or burdening the judicial resources of this Court. Therefore, good cause exists
19 for a fourth extension to allow time for counsel to review, analyze, negotiate and confer, as
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1 needed, with their respective clients to secure a settlement. This fourth request for an extension
2 of time with respect to this matter is not intended to cause delay or prejudice to any party.

3 DATED this 7th day of January, 2019.

DATED this 7th day of January, 2019.

4
5 **LEACH KERN GRUCHOW**
ANDERSON SONG

6 /s/ Karen M. Ayarbe, Esq.
7 KAREN M. AYARBE, ESQ.
Nevada Bar No. 3358
8 5421 Kietzke Lane, Ste. 200
Reno, NV 89511
9 Attorneys for Defendant

WRIGHT, FINLAY & ZAK, LLP

10 /s/ Rock K. Jung, Esq.
11 ROCK K. JUNG, ESQ.
Nevada Bar No. 10906
12 7785 W. Sahara Ave., Suite 200
Las Vegas, NV 89117
13 Attorneys for Plaintiff

14
15 **ORDER**

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17 **IT IS SO ORDERED.**

18 DATED this 30th day of January 2019.



19
20 United States Magistrate Judge

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22 **Respectfully Submitted By:**

23
24 /s/ Karen M. Ayarbe, Esq.
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CERTIFICATE OF SERVICE

Pursuant to the Fed. R. Civ. Proc. 5(b) and the United States District Court CM/ECF
Electronic Filing Procedure IV(B), a true and correct copy of the foregoing ***STIPULATION AND***
ORDER TO EXTEND DEADLINE FOR SUNRISE VILLAS CONDOMINIUM
HOMEOWNERS ASSOCIATION TO RESPOND TO COMPLAINT was transmitted
electronically through the Court's e-filing electronic system to the attorney(s) associated with this
case.

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DATED this 7th day of January 2019.

/s/ Christine A. Lamia
An Employee of Leach Kern
Gruchow Anderson Song